

Pleasant Hill City Council
Regular Meeting
Monday, February 9, 2009 – 7:30pm
Council Chambers – 203 Paul Street

Present: Mayor Wilson, Council members: Pat Bates, Larry Rosanbalm, Paul Beason and Steve Long
Also: Mark Randall, Randy Miller, Bob Kee, Robert Driscoll, Scott George, Nici Wilson
Also: Kirk Powell-Pleasant Hill Times, Dennis Freed, Richard & Lil Bouchard, Wanda Hardwick, Kurt Powellson, Paul Heydon, Bary Porter, Mike & Sharon Birch, Travis Ross, Chris Livingston

Mayor Wilson declared a quorum.

Mayor Wilson added an authorization for installation of a new street light by KCP&L at 1510 Russell Rd to the consent agenda. With the amendment to the consent agenda, motion was made by CM Long, seconded by CM Beason to approve the consent and regular agendas. Vote as follows: CM Bates aye CM Rosanbalm aye CM Beason aye CM Long aye. Motion carried.

Mayor Wilson opened the public hearing for bill no. 08-22, the proposed rezoning at 1205 E State Route VV.

- ? Bary Porter, 32006 E State Route VV, was the first to speak regarding Mr. Greene's property. Porter noted that it was a large piece of land that joins up to the school district property. Porter would like to see the area attract new businesses and knows that the more money the City receives in sales tax will help with street repairs and police department needs. Porter further commented that he would like to see that the City control the types of businesses that would go in the area, examples of what he would like to see is law offices, doctors offices, business offices, etc.
- ? Mike Birch, 1112 E State Route VV, lives in the neighborhood proposed for rezoning. Mr. Birch told the Mayor and Council that he and his wife have worked very hard to improve and increase their property value and is concerned that if businesses go in across the street he is afraid of what it will do to their property value. Mr. Birch added that office buildings would not create sales tax for the City and further noted that there are so many open buildings in town now due to the economy. Mr. Birch submitted a petition of seventeen (17) names from area homeowners that are against the rezoning.

There being no further comment, Mayor Wilson closed the public hearing. Randy Miller informed the City Council that the Planning & Zoning Commission had voted in favor of the rezoning by 3-2. The City Council asked to move to the public hearing for 1201 E State Route VV and then come back to vote on both bills.

Mayor Wilson opened the public hearing for bill no. 08-23, the proposed rezoning of 1201 E State Route VV.

- ? Bary Porter commented that the property is bordered by the State Hwy department to the west. The owner of the property Paul Heydon submitted a letter to the Planning & Zoning Commission with his reasons on why he would like to have his property rezoned. The City Council reviewed the list of petitioners opposed to the rezoning.
- ? Sharon Birch, 1112 E State Route VV, expressed her concerns that all it would take is for one bad business to come in and ruin their number one investment (their home) and all the hard work they have put into it.
- ? Lil Bouchard, 1211 E State Route VV, told the Mayor and Council she had sent an email to Randy Miller expressing their opposition to the rezoning. Their property borders the Greene property to the east.

There being no further comments the public hearing was closed.

CM Bates inquired as to if the bills can be passed with stipulations as to what types of businesses move into the area. Randy Miller explained that there are different types of commercial zoning, but these requests were submitted by the property owners and they submitted for C-1. Randy Miller also added that if they rezonings were denied, that type of rezoning on those properties can not be resubmitted for one(1) year. Discussion was held regarding the different types of possible commercial zoning. Motion was made by CM Bates, seconded by CM Beason to table bill no. 08-22 to the next meeting to receive additional information regarding different types of commercial zoning. Vote as follows: CM Bates aye CM Rosanbalm naye CM Beason aye CM Long aye. Motion carried.

Motion was then made by CM Bates, seconded by CM Long to table bill no. 08-23 to the next meeting for the same reasons. Vote as follows: CM Bates aye CM Rosanbalm naye CM Beason aye CM Long aye. Motion carried.

Mayor Wilson asked CM Bates to get with the Planning Department to have any questions or concerns answered.

Randy Miller presented the site plan for McDonalds at 400 N State Route 7 Hwy. The owners are wanting to add an additional drive-thru lane in the back of the building. Randy Miller added that their submittal meets all requirements and that they will also be doing some interior remodeling that will eliminate seventeen(17) seats, therefore parking will not be an issue. Randy Miller did note that there were some plantings in the back of the building that were never completed in 1994 when McDonald's was built. The owners will complete those items as well. Motion was made by CM Rosanbalm, seconded by CM Bates to approve the commercial site plan for McDonald's at 400 N State Route 7 Hwy. Vote as follows: CM Bates aye CM Rosanbalm aye CM Beason aye CM Long aye. Motion carried.

There being no further business to come before the City Council in open session, motion was made by CM Bates, seconded by CM Beason to move the meeting into closed session pursuant to RSMo 610.021(1) to discuss litigation following a five(5) minute recess. Vote as follows: CM Bates aye CM Rosanbalm aye CM Beason aye CM Long aye. Motion carried.

Mayor Wilson, all four(4) Councilman, Mark Randall, Scott George and Nici Wilson were present during the closed session. No action was voted upon.

Motion was made by CM Bates, seconded by CM Long to move the meeting back into open session at 8:21pm. Vote as follows: CM Bates aye CM Rosanbalm aye CM Beason aye CM Long aye. Motion carried.

There being no further business to come before the City Council, motion was made by CM Beason, seconded by CM Long to adjourn the meeting 8:21pm. Vote as follows: CM Bates aye CM Rosanbalm aye CM Beason aye CM Long aye. Motion carried.

Approved:

Mayor

City Clerk